



1) THIS PLAN IS ILLUSTRATIVE AND FOR INFORMATIONAL PURPOSES TO CONCEPTUALLY DEMONSTRATE THE TYPE, LOCATION, AND NATURE OF LAND USE AND BUILDINGS WITHIN EACH AREA OF DEVELOPMENT OR LAND BAY. BUILDING LOCATIONS, USES, AND FOOTPRINTS ARE SUBJECT TO MODIFICATION WITH FINAL ARCHITECTURAL, ENGINEERING, AND SUBDIVISION PLANS.

[illegible]

# REZONING AMENDMENT DULLES TOWN CENTER

POTOMAC ELECTION DISTRICT

ILLUSTRATIVE PLAN -  
OVERALL SITE

PIN 028-15-4517 /	/80/36//////////
PIN 040-45-8718 /	/80/36//////////
PIN 029-37-6224 /	/80/123//////////
PIN 029-47-1839 /	/80/23//////////
PIN 029-35-5034 /	/80/723//////////
<b>PROPERTY OWNER</b>	
DTC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC.	
NATIONAL RENTAL UTILITIES COOPERATIVE FINANCE CORPORATION	



**Dewberry**  
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Plotted: Aug 12, 2009 at 11:48am  
P:\PROJECTS\Outtown\OVERALL\PLAN\Rezone\Delivers\Rezone\4th Sub Submission 8-10-09\SH115.dwg



- |  |                    |  |                    |  |                           |
|--|--------------------|--|--------------------|--|---------------------------|
|  | MIN 8' SIDEWALK    |  | 8' ASPHALT TRAIL   |  | EXISTING SIDEWALK         |
|  | MIN 5' SIDEWALK    |  | 8' PERMEABLE TRAIL |  | EXISTING CROSSWALK        |
|  | PROPOSED CROSSWALK |  | 4' PERMEABLE TRAIL |  | MAJOR PEDESTRIAN CROSSING |

- |  |  |
|--|--|
|  | MAJOR PEDESTRIAN CROSSING  |
|  | EXISTING SIGNALIZED INTERSECTION                                 |
|  | PLANNED SIGNALIZED INTERSECTION<br>(PER PROFFERS - AS WARRANTED) |

#### NOTES

- 1) ALL PRIVATE TRAVELWAYS, ACCESS POINTS, SIDEWALKS, AND BUILDINGS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN & ENGINEERING. SIDEWALKS AND MAJOR CROSSINGS DEPICTED WITHIN THE TOWN CENTER ARE APPROXIMATE AND WILL BE PROVIDED PER THE DESIGN GUIDELINES.
- 2) PER THE PROFFERS, ALL FUTURE SIGNALIZED INTERSECTIONS WILL INCLUDE PEDESTRIAN SIGNALIZATION.
- 3) THIS SHEET IS FOR PEDESTRIAN CIRCULATION ONLY. REFER TO THE CONCEPT DEVELOPMENT PLAN FOR ALL OTHER FEATURES.



DRAWN BY: ZJH  
CHECKED BY: WEF  
DATE: 1-17-07  
SCALE: 1" = 250'

SHEET 15 OF 18  
FILE NO. RZ-110-LC

## REZONING AMENDMENT DULLES TOWN CENTER ZMAP 2007-0001

POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

## PEDESTRIAN CIRCULATION PLAN

PIN 029-37-6224 : /B0/111111/02/	PIN 028-15-4517 : /B0/34/1111/1/
PIN 029-47-1839 : /B0/23/1111/83/	PIN 041-40-8718 : /B0/34/1111/2/
PIN 029-35-5034 : /B0/23/1111/81/	PIN 029-45-5622 : /B0/34/1111/3/
PIN 029-25-1669 : /B0/1111/19/	PIN 029-25-1669 : /B0/1111/19/

PROPERTY OWNER  
DTC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC.

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NOTES



SUBJECT AREA: ±24.3 AC  
EXISTING ZONING: PDOP SUBJECT TO 1972 ORDINANCE  
PROPOSED ZONING: PDOP SUBJECT TO REVISED 1993 ORDINANCE PER ZMAP 2007-0001  
PROPOSED MAXIMUM FLOOR AREA (PER ZMAP 2007-0001):  
OP-2: UP TO 750,000 SF  
OP-3: UP TO 200,000 SF

**PROPOSED SPECIAL EXCEPTION USE(S): HOTEL / MOTEL**  
 Permit up to two (2) Hotels / Motels within Land Bays OP-2 (Portion) & OP-3.  
 The total floor area of Hotel / Motel Uses shall not exceed 350,000 SF.

## ZONING REQUIREMENTS

#### 4-305 - LOT REQUIREMENTS

- (A) **Size:** One acre minimum, exclusive of major floodplain.
- (B) **Yards:**
- (1) **Adjacent to Roads:**
- No building shall be permitted closer than 35 feet to the right-of-way from any road
  - No parking shall be permitted closer than 25 feet to the right-of-way from any road
  - No outdoor storage, areas for collection of refuse, or loading spaces shall be permitted in such areas
- (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses:**
- No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer to 100 feet to any agricultural district, or land bay allowing residential uses.
  - No parking shall be permitted closer than 50 feet to any such area.
  - No parking, outdoor storage, areas for collection of refuse, or loading spaces shall be permitted between buildings and any such area
- (3) **Adjacent to Other Nonresidential Districts:**
- 15 feet for buildings, parking, outdoor storage, and loading areas.
- (4) **Yards between Buildings:**
- The minimum required yards between buildings on adjacent lots shall be 30 feet. Where there is more than one building on an individual lot spacing between such buildings shall be at least 25 feet.

#### 4-306 - BUILDING REQUIREMENTS

- (A) **Lot Coverage:** .40 Maximum for the district  
(B) **Building Height:** Per Modification by ZMAP 2007-0001  
(C) **Floor Area:** .60 maximum; up to 2.0 maximum by Special Exception

#### 4-307 - USE LIMITATIONS

- (A) **Accessory Uses:** Accessory uses exclusive of parking shall not occupy more than 5% of the land area of the individual lot.
- (B) **Accessory Structures:** As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses of their than for parking spaces for parking are permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (C) **Landscape Open Space:** Minimum of 20% the buildable area of the individual lot
- (D) **Utility Requirements:** All distribution lines shall be placed underground
- (E) **Site Planning:** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas, and parking from streets, agricultural, and residential uses.
- (F) **Access from Major Roads:** Primary access shall be prohibited on residential streets, but does not apply to collector roads.

## 5-611 - ADDITIONAL REGULATIONS FOR HOTEL/MOTEL

- (A) Locational Criteria
- 1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads.
  - 2) Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan.
- (B) Site Development Criteria
- 1) Hotel/Motel uses shall be served by a public water and sewerage disposal system.
  - 2) Hotel/Motel uses shall be separated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of Revised 1993 Ordinance, whichever is greater.

## 5-900 - ACCESS &amp; SETBACKS FROM SPECIFIC ROADS &amp; THE W&amp;OD TRAIL (AS APPLICABLE)

- (A) **Building & Parking Setbacks from Roads**
  - (1) **Route 7**
    - (a) Fairfax County line, west to Broad Run
    - (b) Building: 50 feet
    - (c) Parking: 50 feet
  - (5) **Route 28**
    - (a) Building: 100 feet
    - (b) Parking: 75 feet
  - (10) **Other Major Collector Roads**
    - (a) Building: 75 feet
    - (b) Parking: 35 feet
  - (11) **All other roads in Nonresidential Districts**
    - (a) Building: Per Modification by ZMAP 2007-0001
    - (b) Parking: Per Modification by ZMAP 2007-0001
- (13) **Groups of grade-separated interchanges**
  - (a) Building: 75 feet
  - (b) Parking: 35 feet



## LEGEND

- LEGEND**
- |   |                        |   |  |   |                    |   |   |
|---|------------------------|---|--|---|--------------------|---|---|
|  | DEVELOPMENT AREA       |  | MAJOR TRAVELWAY                          |  | MIN 5' SIDEWALK    |  | APPROXIMATE LOCATION<br>MODERATELY STEEP SLOPES |
|  | OPEN SPACE AREA        |  | APPROXIMATE<br>FULL ACCESS LOCATION      |  | 8' TRAIL           |   |   |
|  | TREE CONSERVATION AREA |  | APPROXIMATE<br>RIGHT IN/RIGHT OUT ACCESS |  | 8' PERMEABLE TRAIL |   |   |

## NOTES

- 1) ALL PRIVATE TRAVELWAYS, ACCESS POINTS, SIDEWALKS, AND BUILDINGS DEPICTED ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN & ENGINEERING.

DATE	NOTE	REVISION	BY
03-06-07	Per LC Comments Dated 2-20-07		J/H
23-08	Per LC Comments Dated 9-12-07		J/H
31-3-09	Per LC Comments Dated 11-5-09		J/H
3-10-09	Per LC Comments Dated 7-08-09		J/H

	DRAWN BY: ZJH
	CHECKED BY: WE
	DATE: 1-17-07

SHEET 17 OF 18

**SPECIAL EXCEPTION PLAT**  
**PD-OP HOTEL / MOTEL**

# SPECIAL EXCEPTION DULLES TOWN CENTER

SPEx 2008-0048

# Dewberry

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